



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

September Agenda

Thursday, September 1, 2016; 7:00 p.m.

The September meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

****Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission.****

PLANS FOR APPROVAL

1. 16-09c – 8098 Main Street, Ellicott City
2. 16-03c – 8329-8333 Main Street, Ellicott City
3. 16-59 – 3880 Ellicott Mills Drive, Ellicott City, HO-315
4. 16-60 – 8518 Main Street, Ellicott City
5. 16-61 – 1805 Marriottsville Road, Ellicott City, HO-191
6. 16-61 – 6130 Lawyers Hill Road, Elkridge
7. 16-63 – 8307 Main Street, Ellicott City
8. 16-64 – 8435 Frederick Road, Ellicott City

CONSENT AGENDA

16-09c – 8098 Main Street, Ellicott City

Final tax credit claim.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved for tax credits to replace the marble step on April 7, 2016. The Applicant has submitted documentation that \$7,083.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,770.75 in final tax credits.

Staff Comments: The work complies with that pre-approve and the receipts and paid invoice adds up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

16-03c – 8329-8333 Main Street, Ellicott City

Final tax credit claim.

Applicant: brennan + company architects on behalf of David Stewart

Background & Scope of Work: This property is located in the Ellicott City Historic District. The Applicant was pre-approved for tax credits to remove and replace the porch roof with a copper roof on February 4, 2016. The Applicant has submitted documentation that \$8,470.08 was spent on eligible, pre-approved work. The Applicant seeks \$2,117.52 in final tax credits.

Staff Comments: The work complies with that pre-approve and the paid invoice adds up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

16-59 – 3880 and 3884 Ellicott Mills Drive

Exterior alterations.

Applicant: Lisa Wingate

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1800. The Applicant seeks approval for the following work:

- 1) Change coating on front steps to a brown/taupe stain.
- 2) Change materials of the previously approved fence and retaining wall extending west from barn to be a black metal fence on top of a low stack stone retaining wall. There will not be any change in the length of the fence or retaining wall. There will be a 36 inch black metal fence installed on top of a low stone retaining wall. The retaining wall will be about 8-12 inches above grade. The wall will match other stone walls constructed on the property.
- 3) Retroactively approve change of material for the previously approved west garden arbor arches to rebar, which will weather and rust naturally and white stained pressure treated wood frame.
- 4) Retroactively approve installation of low, L-shaped, natural stone retaining wall to hold back hillside above the arbor. Walkway paving will be flagstone and pea gravel.



Figure 1 - Items 3 and 4

Staff Comments: Item #1 does not require approval as long as the color of the stain is the same as the color previously approved; the change in the stain product does not require approval.

Item #2, the construction of the stone wall and black metal fence and Items #3 and #4, the arbor and L-shaped wall/terrace, complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The terrace and arbor will not be visible from a public way, but was built using wood, stone and metal, all materials that are compatible with the surrounding historic setting and buildings. The black metal fencing complies with Chapter 9.D, “install open fencing, generally not more than five feet high, or wood or dark metal.” The fence will be constructed of black metal and will be similar to other metal fences in Ellicott City.

This project has come before the Commission 17 times, including final tax credit claims. Applications need to be submitted to the Commission prior to work being done.

Staff Recommendation: Staff recommends Approval as submitted.

16-60 – 8518 Main Street, Ellicott City

Exterior alterations and repairs.

Applicant: Gary Mapp, Howard County Housing Commission

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1891. The Applicant originally proposed to remove the picket and split rail fence in the rear of the property and replace it with a solid vertical board fence to be privacy height to match the previous fence. Currently the rear fence no longer exists due to the July 30 flood. The new fence will be stained dark brown to match the current solid and vertical board on the side of the house. There is a white, wood picket fence in the front yard that was damaged in the flood. This fencing will be replaced to match the existing fence.



Figure 2 - Front of house

The Applicant also proposes to replace the roof and replace broken windows in the second floor front bedroom. The existing gray 3 tab asphalt shingle roof will be replaced with a CertainTeed gray 3 tab asphalt shingle roof to match the existing. The existing windows are a wood 1:1 window painted white. The broken windows are the left and middle window. The Applicant said that the window balances are broken and the glass is missing in one window pane. The Applicant will replace the two broken windows with a 1:1 Andersen 200 series vinyl clad wood window, painted white to match the existing.

Staff Comments: The Applicant proposes to replace the fencing in the rear with a closed board fence. Prior to the flood there was a portion of fencing that was a closed board privacy fence. The Applicant's

insurance company has expressed concern with the stream behind the property and is requiring the fence be constructed. Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” The style of vertical board fence chosen by the Applicant will match the style recommended in Chapter 9.D (page 68) of the Guidelines. While the Guidelines recommend painting the vertical board fences, Staff finds the natural wood blends in with the surroundings better for a rear yard fence and painting is most appropriate for a front picket fence, as submitted.

Chapter 6.H of the Guidelines recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weather stripping to reduce air infiltration.” Staff recommends the windows be repaired if possible. Chapter 6.H states, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The existing windows are wood. Staff finds if the windows are not able to be repaired and are replaced they should be replaced only in wood to match the existing, without a vinyl clad exterior.

Staff Recommendation: Staff recommends Approval of the fencing as submitted. Staff recommends the window be repaired if possible; if not possible then Staff recommends the windows be replaced with wood windows without a vinyl clad exterior.

16-61 – 1805 Marriottsville Road, Marriottsville, HO-191

Tax credit pre-approval.

Applicant: Shelly Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191. According to SDAT the house dates to 1850. The Applicant seeks tax credit pre-approval for the following repairs:

- 1) Repair the front brick steps. The bottom brick step will be removed and the area will be excavated 30 inches down to pour concrete footing. A new brick step will be built.
- 2) Repair the foundation on the right side of the carport. The contractor will dig down 30 inches along 10 linear feet of the stone foundation, add ½ inch of cement parging and apply foundation tar to wall and back fill with dirt to grade.
- 3) In the basement the contractor will add four 10-foot long, 6x6 inch and two 10-foot long, 2x8 inch floor joists to the existing joist supporting the first floor office.
- 4) Repair crack in mud room foundation.
- 5) Install block retaining wall/cement lip at top of areaway steps. Mortar and cinder blocks to be repaired/replaced.
- 6) Repair door jamb at the bottom of the basement step with wood.
- 7) Repair smoke house door jamb in-kind with wood
- 8) Stone wall under front porch to be repaired.
- 9) Beam under front porch to be repaired.
- 10) Carport stones between kitchen and carport stairs to be mortared to prevent water from entering basement.



Figure 3 - Mudroom foundation crack



Figure 4 - Cement lip/retaining wall



Figure 6 - Alternate view of cement lip/retaining wall



Figure 5 - Crack in carport allowing water into basement

Staff Comments: The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing.” The front steps will be removed and replaced in-kind to match the existing. The majority of the work involves waterproofing the foundation or otherwise making exterior alterations to keep water from flowing into the basement. The interior repairs to the first floor office joists and porch beam address structural issues with the historic home and the repairs are necessary to maintain the physical integrity of the structure.

Staff Recommendation: Staff recommends Approval as submitted.

16-62 – 6130 Lawyers Hill Road, Elkridge

Exterior alterations. Tax credit pre-approval.

Applicant: Daniel Roth

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1890. The Applicant proposes the following work:

- 1) Remove two windows on the east side of the house (facing the Assembly Rooms) on the first floor to allow for kitchen cabinets on the interior. Cedar shake siding painted to match the rest of the house will be installed in the window voids.
- 2) Create a driveway using crushed asphalt. The driveway apron at the shared drive will be about 12 feet wide. The driveway will be about 55 feet long and the hammerhead will be about 36 feet in total width and 18 feet wide at each hammerhead end.
- 3) Construct a shed to be located behind the deck on the rear of the house. The picture submitted is similar to what the Applicant intends to build, but is not an exact match. The proposed shed will have cinder block foundation with a mulch flower bed around it to hide the foundation materials. The shed will be about 20 feet by 12 feet. The siding will be wood cedar shake, painted the same color scheme as the main house. The roof will be grey architectural asphalt shingles to match the main house, not a red metal roof as shown in the example. There will not be any lights on the shed, as shown in the example photo.
- 4) Make foundation repairs at the north and west end of the house using cinder block walls installed between the footings 3 feet below grade. The front corner of the house at the vestibule has settled and the Applicant would like to level the floods. The structure will be raised up/elevated and repairs will be made to the footings. The Applicant will build a block wall 3 feet below grade in between the post footings for additional support. The block walls will be covered back up with wood to match the existing exterior. The Applicant seeks tax credit pre-approval for the work.

Staff Comments: The removal of the two windows facing the Assembly Rooms complies with Chapter 6.I recommendations, “maintain existing window openings. If openings must be removed, added or altered to accommodate changes such as the enlargement of the building, limit such changes to the sides or backs of buildings. The Applicant previously requested approval to remove windows on a more visible side of the building in order to accommodate the kitchen, but the Commission did not approve that change. This new proposal to remove the windows on the side of the building is more appropriate and complies with the recommendations in the Guidelines.

The proposed crushed asphalt driveway complies with Chapter 9.E, which states, “driveways in the district are generally long (due to substantial house setbacks from the public roads), sometimes winding or circular, narrow and constructed of gravel or asphalt” and recommends “install new driveways that are narrow (one lane), constructed of dark colored gravel or asphalt.” The crushed asphalt will resemble dark gravel.

The shed will be constructed using the same siding and roof as the main house and may possibly use salvaged windows from the main house. The same color scheme will be used on the shed as well. This complies with Chapter 7.C recommendations, “design new outbuildings to be compatible with the material, color and scale of the existing house, particularly if visible from public roads or neighboring properties” and “locate new outbuildings to the side or rear of the house.” The shed will be located to the rear side of the house that is the least visible from the street, although it may be visible from neighboring properties.

The foundation repairs are eligible for tax credits per Section 20.112 of the County Code as they are needed for the structural integrity of the building. The repairs will be taking place under the structure and anything that could be visible will be covered with wood to match the exterior of the house. Staff finds this item qualifies as Routine Maintenance to the building.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the foundation repairs.

16-63 – 8307 Main Street, Ellicott City

Exterior alterations, tax credit pre-approval.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to replace the glass block windows and metal doors on the rear lower level of the building with a plain glass storefront and double metal entrance doors. There will be two entrances replaced, one set of entrance doors for Linwood Center Boutique and the second set next at the entrance to Hire Power/Insight 180. The Applicant explained, “Hire Power’s door is flanked to the left and Insight 180’s door is flanked on the right. We would replace with windows and connect the interior space as one with the double door entrance in the center.”

Staff Comments: The removal of the glass block windows are consistent with the recommendations in the Guidelines, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” This building was originally used a car dealership/garage and has been converted to the current retail use. The glass block windows were not an appropriate style and the installation of the new double metal doors and plain storefront window will be more in keeping with the current use of the building and of other historic storefronts in the vicinity. While the Guidelines recommend installing windows, doors or storefront similar to the original, in this instance the original would no longer be appropriate, but the proposed alterations are an improvement that is compatible with the existing building and neighboring historic buildings. Staff also finds the work is eligible for tax credit per Section 20.112 of the County Code, “The repair or replacement of exterior features of the structure.”

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

16-64 – 8435 Frederick Road, Ellicott City

Exterior alterations, tax credit pre-approval.

Applicant: Jessica Liang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant proposes the following work:

- 1) Replace existing German lap wood siding on front façade and corrugated metal sheets on the rest of the building with German lap siding to be painted Bamboo Shoot green (the application mentions a 4 to 6 inch width and the option to use composite siding, but a later email from the Applicant specifies wood German lap, the width needs to be determined).
- 2) Replace the existing asphalt roof with a new asphalt roof.

- 3) All doors to be replaced by 6-paneled doors. The main entrance will be on the west side of the building. The Applicant proposes to remove/or make inoperable the existing 4-panel door on the north/front of the building. Doors to be painted burgundy red.
- 4) Replace the existing 1:1 wood windows with a 6:6 wood window, painted burgundy red.
- 5) Replace the existing 'X' paneled wood shutters with a two panel wood shutter painted burgundy red.



Figure 7 - Existing condition of building

Staff Comments: This building is historic, but has been modified over the years. It was most likely originally part of the mill operation in this area. The front façade has been modified, which is evident from the window and trim in the center of the front of the building, and the seam on the siding directly to the left of the lower left front window (see Figure 8 below). The wood siding on the front of the building does not appear to be in bad condition and Staff finds the siding should be repaired and only replaced in small areas as needed. There are important trim lines and seams that hint at what this building may have previously looked like that would be lost if the front siding is replaced in entirety. The Applicant is only applying to replace existing items on the building in-kind, but it would be worth considering restoring the building to what it may have looked like originally, with carriage doors on the front of the building. The carriage doors could be modified to open up to a large window, instead of a direct opening into the building. Then it would be more appropriate to remove the siding if a feature was being put back in place, as recommended by the Guidelines.

The corrugated metal on the side of the building will be removed and replaced with wood German lap siding, which complies with Chapter 6.D recommendations, “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” Staff inquired if the Applicant has looked under the metal siding to see what is there, but they have not looked yet. The new German lap siding should have the same width as the existing wood siding.

There appear to be window openings on the side of the building have been covered over and the existing window on the east elevation appears to have been shortened. It would be appropriate, per the Guidelines, to restore the enclosed windows and change the shortened window back to the original

height. Chapter 6.H states, “restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.”



Figure 8 - Areas where historic alterations can be seen

However, Staff does not find the proposed 6:6 windows are appropriate. The windows, specifically the second floor windows, are not large enough to have a 6:6 pattern. The first floor windows are also small and it would be very crowded to have a 6:6 window. The existing windows are 1:1, which seems more appropriate given the size of the windows. There were not any photographs provided that shows deterioration of the windows. Staff recommends the windows be repaired and not replaced. Chapter 6.H recommends, “maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.”

The proposed replacement of the X-paneled wood shutters with a two panel wood shutter is appropriate as the Guidelines specify that a paneled shutter is a traditional style. Additionally it would be appropriate to simply remove the shutters and not replace them. The County Architectural Historian said the shutters are not a historic type and that a two panel is more appropriate than the existing shutter. The neighboring buildings do not have shutters. The Guidelines recommend against, “installing shutters or blinds on a historic building if there is no evidence of their use during the historic period.” The lower level of the façade is the portion of the building that was most likely altered, so the shutters are most likely not original. However, they have existed on the building for a long period of time and it would also be acceptable to replace them with a more traditional style.

The existing 4-panel door on the front of the building is also shown in the Guidelines as an appropriate style of door. Staff would need access to the building for the Architectural Historian to determine if the front 4-panel door is an original opening, or part of the façade being altered. From the lack of disruption

around the siding in that area, it appears it may be an original opening. The door also appears in good condition. This door may be one of the more historic remaining elements on the building. Staff recommends the door be retained, unless determined by the Architectural Historian to be an modern alteration. Staff also finds that any new doors on the building should match the style of this 4-panel door, which is a more historic style than the proposed 6-panel door. Chapter 6.G recommends against, “unnecessarily replacing original doors and entrance features on historic buildings” and “using doors or door frames that are overly decorative, out of character with the style of the building, or imitative of styles that do not fit the period or style of architecture.” The building directly across the street, also possibly associated with the mill, has the same style of door.

The proposed paint color for the siding is a muted green and the windows, shutters and door are proposed to be a dark burgundy red. The proposed colors do not comply with the Guidelines, “use colors that were historically used on the building” and “use colors appropriate to the period and style of the building.” This building was most likely an industrial use corresponding to the mill activities across the street or an agricultural building for livestock. The proposed color scheme is grander than this building would have had. The Applicant submitted photos of the building directly across the street, which as mentioned above was also most likely associated with the mill. This building has white trim and gray/blue siding. The colors across the street are simple and more appropriate for this style of building. The proposed green would also be more appropriate with white trim, rather than the proposed burgundy trim which will stand out. The building is located in an area with a lot of tree cover and the green could blend in to the surroundings. Staff recommends a color scheme to match the building across the street be used (as they may have been similar in design and style if they were both associated with the mill), which would comply with Chapter 6.N recommendations referenced above and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings.”



Figure 9 - Streetscape with building across the street

The replacement of the existing asphalt roof with a new asphalt roof is considered Routine Maintenance, "repair or replacement of roofs, gutters, siding, external doors windows...using the same materials and design."

Staff Recommendation: Staff recommends:

- 1) Approval of repairing the German lap wood siding on the front of the building, with limited replacement for rotten siding only and approval of replacing the metal on the rest of the building with German lap wood siding. The width of any new siding should match the existing siding. Staff recommends tax credit pre-approval for this work.
- 2) Replace the existing asphalt roof with a new asphalt roof. Staff recommends tax credit pre-approval for this work.
- 3) Denial of replacing the doors with a 6-panel door, but approval to repair the existing door and use the 4-panel style for any new wood doors. Staff recommends tax credit pre-approval for this work.
- 4) Denial of replacing the windows with a 6:6 window, but approval to replace any windows that were covered over with a 1:1 wood window. Staff recommends tax credit pre-approval for this work and for any repairs to the existing windows.
- 5) Approval replacing the shutters with a 2-panel wood shutter or removing the shutters entirely from the building. Staff recommends tax credit pre-approval for this work.
- 6) Denial of proposed colors. Staff recommends Approval of a color scheme to be similar to the existing color of this building and the building across the street or the proposed green with white trim.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission